074.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,400 / 727,400
					USE VALUE:	727,400 / 727,400
					ASSESSED:	727,400 / 727,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRION INBAL
Owner 2:	SHILKROT ROY
Owner 3:	
Street 1:	138 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARATTA ANN M -
Owner 2:	-
Street 1:	138 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,680 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1923 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8680.000	251,100		476,300	727,400
Total Card	0.199	251,100		476,300	727,400
Total Parcel	0.199	251,100		476,300	727,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.26 | /Parcel: 378.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	46863
GIS Ref	
GIS Ref	
Insp Date	10/05/18

!6210!

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	251,100	0	8,680.	476,300	727,400	727,400	Year End Roll	12/18/2019
2019	101	FV	255,400	0	8,680.	476,300	731,700	731,700	Year End Roll	1/3/2019
2018	101	FV	255,400	0	8,680.	408,200	663,600	663,600	Year End Roll	12/20/2017
2017	101	FV	255,400	0	8,680.	381,000	636,400	636,400	Year End Roll	1/3/2017
2016	101	FV	255,400	0	8,680.	326,600	582,000	582,000	Year End	1/4/2016
2015	101	FV	210,500	0	8,680.	292,600	503,100	503,100	Year End Roll	12/11/2014
2014	101	FV	210,500	0	8,680.	270,800	481,300	481,300	Year End Roll	12/16/2013
2013	101	FV	210,500	0	8,680.	258,200	468,700	468,700		12/13/2012

PRINT

Date	Time
12/10/20	21:00:46

LAST REV

Date	Time
01/29/20	08:21:12
jorourke	
6210	

USER DEFINED

Prior Id # 1:	46863
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARATTA ANN M,	73657-82		11/15/2019		775,000	No	No		
	9685-315		9/30/1960	Family		No	No		Francis Baratta dod 3/28/2015

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/1994	103		11,250					REMODEL INTERIOR

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
10/5/2018	MEAS&NOTICE	BS	Barbara S
2/24/2009	Meas/Inspect	163	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/5/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8680		Sq. Ft.	Site		0	70.	0.78	4									476,279						476,300	

Total AC/HA: 0.19927 | Total SF/SM: 8680 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 476,279 | Spl Credit | Total: 476,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00399506
Adj $ / SQ:	128.762
Other Features:	74175
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363944
Depreciation:	112823
Depreciated Total:	251122

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

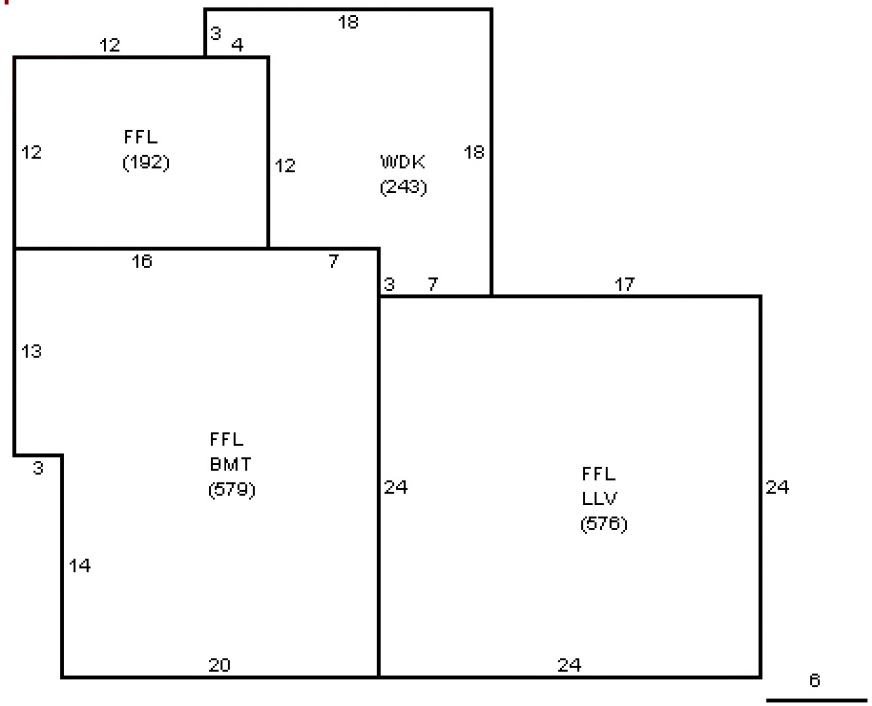
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	141.64
Special Features:	0	Val/Su Net:	91.48
Final Total:	251100	Val/Su SzAd	186.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,347	128.760	173,443
BMT	Basement	579	38.630	22,366
LLV	Lower Level	576	101.400	58,407
WDK	Deck	243	10.160	2,468

Net Sketched Area: 2,745 | Total: 256,684

Size Ad 1347 | Gross Are 2745 | FinArea 1923

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: